

1943 Profile of the Riverdale, Bronx area

from the 1943 *New York City Market Analysis*



Originally published by the New York Times, the News Syndicate Co.,
the Daily Mirror, and Hearst Consolidated Publications

Scanned by the Center for Urban Research at the
CUNY Graduate Center



www.urbanresearch.org • www.gc.cuny.edu

For other 1943 profiles, please visit www.1940snewyork.com

BRONX 8

Riverdale



Above: 250th Street near Henry Hudson Parkway



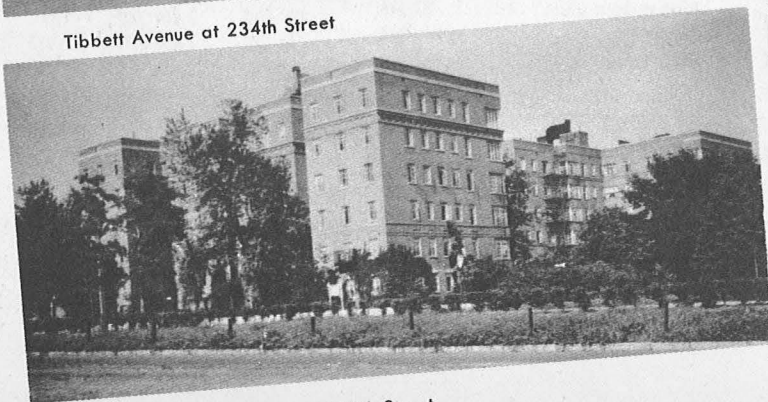
Right: Northeast corner of Fieldston Road and 246th St.



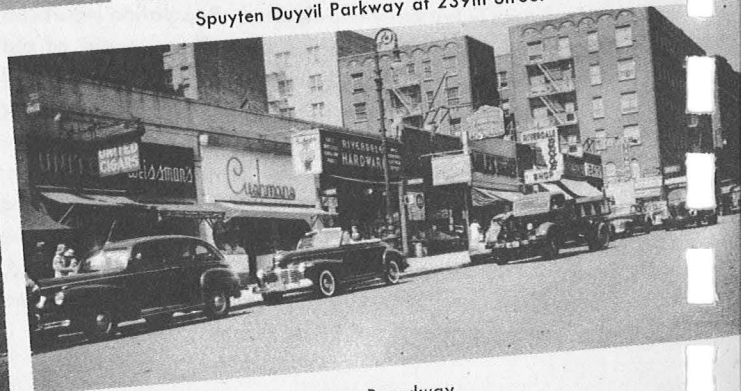
Tibbett Avenue at 234th Street



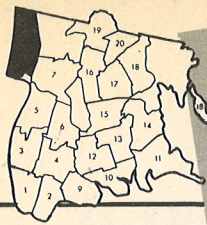
Spuyten Duyvil Parkway at 239th Street



Henry Hudson Parkway at 230th Street



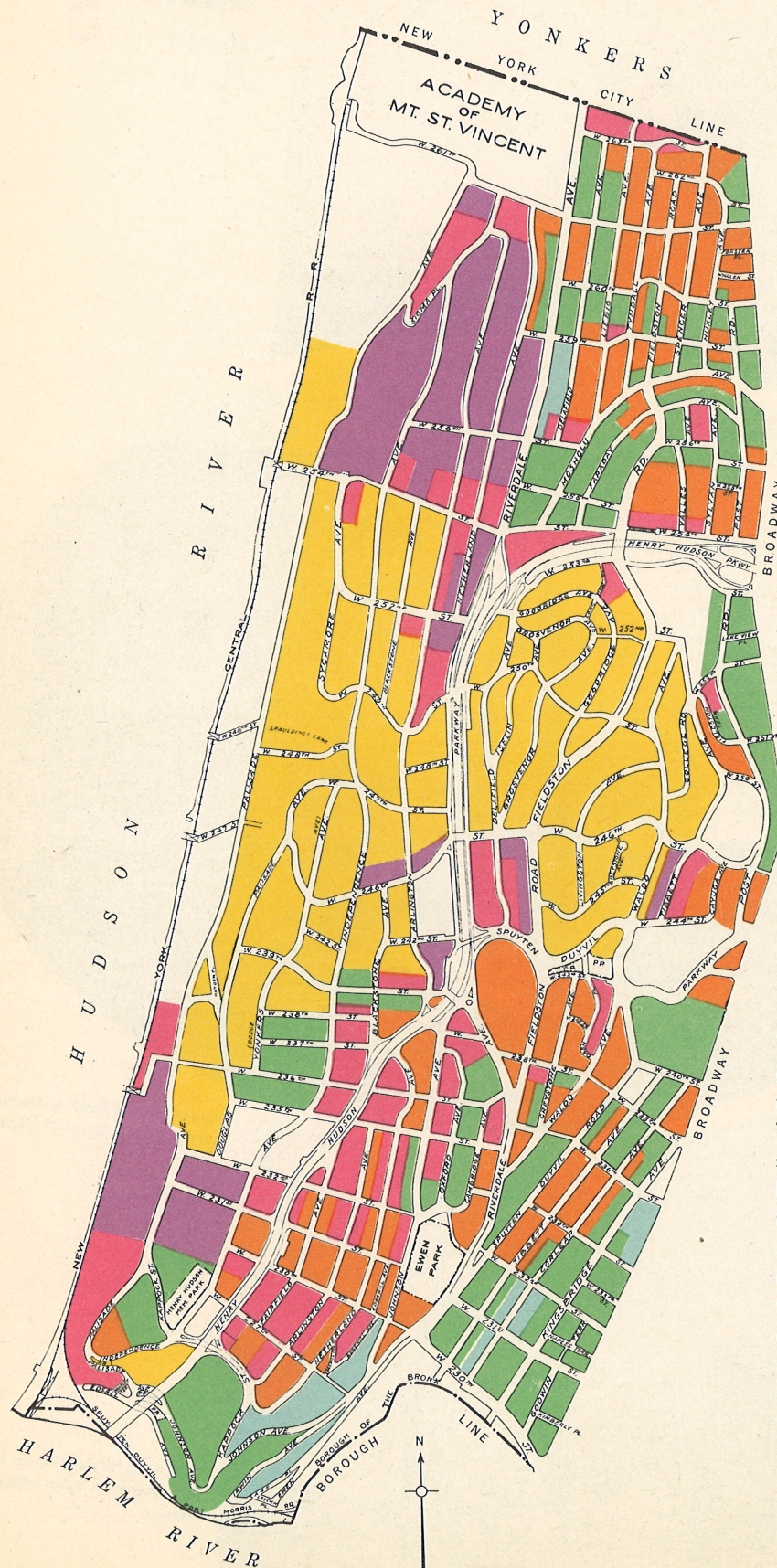
231st Street looking east from Broadway



NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

BRONX 8
Riverdale



POPULATION	22,464
<i>(larger than Alliance, Ohio)</i>	
Native white	16,617
Foreign-born white	5,417
Negro	383
Other races	47

Nearly half of the mixed foreign-born group is found east of Riverdale Avenue, south of 236th Street.

FAMILIES	5,870
—owner families	1,181
—tenant families	4,689

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
Yellow	\$150 & up	\$10,000 & up 395
Purple	100-149	6,000-9,999 411
Pink	75- 99	4,500-5,999 831
Orange	50- 74	3,000-4,499 1,582
Green	30- 49	1,800-2,999 2,329
	40- 49	2,400-2,999 1,274
	30- 39	1,800-2,399 1,055
Light Blue	Under 30	Under 1,800 213
White	Unknown	109

Median family expenditure	\$3,294
Average family expenditure	\$4,270

RESIDENTIAL STRUCTURES	1,923
—one-family houses	1,343
—two-family houses	353
—three-or-more-family houses	227

Winding roads, towering trees, big homes and gardens give Riverdale the aspect of a suburban town. But it is only 35 minutes by subway from Times Square. In the center of the district on both sides of the Henry Hudson Parkway are many large estates and new apartment houses. Along the Hudson River are imposing homes with beautifully landscaped grounds, private schools, and religious institutions. At the Manhattan-Bronx line the rentals are lower and the homes smaller and older. The district runs the gamut from palatial residences through stream-lined apartments, old but well-cared-for homes to frame houses in the lower rental group. Population has increased 41.7 per cent since 1930. The principal shopping area is in the southeastern corner at 231st Street and Broadway.